

COMMITTEE ON DESIGN

1:00 P.M.

Virtual

Chicago, Illinois 60602

Wednesday – October 13, 2021

AGENDA

1. CALL TO ORDER at 1:05 PM

2. ROLL CALL

3. REGULAR AGENDA

1. 210 N. Morgan – 27th Ward

The applicant proposes to develop a 275'- tall residential building with 204 residential units, 4,500 SF of ground floor retail space, and 50 vehicular parking spaces. The tower sets back from Morgan Street and steps down to reduce massing away from the historic district. The base responds to the historic datum lines of 2 to 4 - story buildings while an articulated masonry façade consists of earth tones of charcoal at the base and a deep bronze tone at the setback volume. Ground-level pedestrian space, shared terraces, and private balconies allow for outdoor and green space for building occupants. The proximity to the Morgan CTA station and a Divvy station further provide multiple transit options.

2. 1805 N. Hamlin (Encuentro Square) – 26th Ward

LUCHA and Evergreen have partnered to develop a 100% affordable mixed-use development located in the Logan Square community area, at the western end of the Bloomingdale (606) Trail, titled Encuentro Square. Formerly occupied by a manufacturing facility, the site was acquired by the Trust for Public Land in 2014 in conjunction with the development of the 606 Trail. The resulting project includes the construction of 3 apartment buildings for a total of 196 units, as well as a 122 parking spaces, 19 overflow spaces and a public park as part of the wider redevelopment effort between the development team, DPD, DOH, the Trust for Public Land, and the Chicago Parks District.

4. EXECUTIVE SESSION